

ANALYSIS AND FINDINGS FOR PARKING DETERMINATION – SHARED PARKING APPROVAL

Cascade Plaza Retail Expansion, PD2004-0006

Discussion

The following section evaluates the decision criteria for a Parking Determination – Shared Parking. Following each approval criterion, findings are made, based primarily on the written narrative and plans submitted by the applicant, establishing that the criterion is met.

Section 40.55.05. Parking Determination Applications; Purpose

The purpose of a Parking Determination is to establish required number of parking spaces for uses which do not have a parking ratio requirement listed in this Code. The Parking Determination application is established for determining the required number of off street parking spaces in advance of, or concurrent with, applying for approval of an application, development, permit, or other action. This Section is carried out by the approval criteria listed herein.

Standards for Approval:

Section 40.55.15.2.C of the Development Code provides standards to govern the decisions of the Board as they evaluate and render decisions on Parking Determination – Shared Parking applications. The Facilities Review Committee has reviewed the Facilities Review criteria of Section 40.03, and finds that the application meets the applicable standards. The Board will determine whether the application as presented, meets the Shared Parking approval criteria. The Board may choose to adopt, not adopt or modify the Committee’s findings and recommended Conditions of Approval. In this report, staff evaluates the application in accordance with the criteria for a Type 2 Parking Determination.

Section 40.55.15.2.C Approval Criteria

In order to approve a Parking Determination – Shared Parking application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

- 1. The proposal satisfies the threshold requirements for a Shared Parking application.***

Section 40.55.15.2.A.1 *Threshold: An application for Shared Parking shall be required when the following threshold apply:*

“The required off street parking for two or more uses will share required parking spaces.”

The retail center known as Cascade Plaza consists of two tax lots. The applicant proposes to share 346 proposed parking stalls with the abutting tax lot consisting of 579 existing parking stalls. Therefore, the proposal meets the threshold requirement for a Shared Parking application.

Therefore, staff find that the criterion is met.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant paid the required associated fees of \$262.00 for a Shared Parking application on October 6, 2004.

Therefore, staff find that the criterion is met.

3. *The location of the shared off street parking is on an abutting property and is within 200 feet of the subject use in which the shared parking is intended to serve, except in Multiple Use zoning districts where the location may be at any distance.*

The applicant has submitted a site plan (Exhibit 2) that demonstrates the location for proposed shared parking is within 200 feet of the future site for the Cascade Plaza expansion. The two lots are considered “abutting”, per the Development Code definition of “abut” because they share the common boundary line within Cascade Plaza Retail Center.

Therefore, staff find that the criterion is met.

4. *If multiple properties are involved, the owners of each of the properties has agreed to the shared parking by entering into a shared parking agreement.*

The two tax lots to share parking are currently under the same ownership. Upon sale of one or both tax lots resulting in separate ownership, the City shall require both parties agreeing to share parking enter into a shared parking agreement.

Therefore, staff find that by meeting the conditions of approval, the criterion is met.

5. *The time of peak parking demand for the various uses located on the subject properties occur at different times of the day.*

Both tax lots in question are within Cascade Plaza Retail Center. Because this application is part of a related and concurrently reviewed Design Review application to expand the existing retail use of the center, the two abutting tax lots will share the same peak parking demand. The site design including the parking lot is designed to share parking “seamlessly” between the two tax lots, so that it will function as one lot serving one retail center.

Therefore, staff find that the criterion is not applicable.

6. *Adequate parking will be available at all times when the various uses are in operation.*

Through the provision of shared parking, the proposed expansion of Cascade Plaza will meet the minimum off-street parking requirement for the subject use. Therefore, adequate parking will be available at all times when the retail center is in operation.

Therefore, staff find that the criterion is met.

7. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The applicant has submitted the required application materials for review of a Parking Determination – Shared Parking application. This review process is a required step to receive City approval for the applicant’s proposal. The applicant has submitted four (4) additional applications including: Design Review (DR2004-0078); Major Adjustments ADJ2004-0010, ADJ2004-0011; and a Tree Plan (TP2004-0025). Because the applications are being reviewed concurrently the Board of Design Review will review all applications through the same project review schedule.

Therefore, staff find that the criterion is met.

PARKING DETERMINATION CONCLUSION

Based on the facts and findings presented, staff conclude the proposal, **PD2004-0006 (Cascade Plaza Retail Expansion)**, meets the Parking Determination – Shared Parking criteria of Development Code Section 40.55.15.2.C for approval.

RECOMMENDATION

Based on the facts and findings presented, staff recommend **APPROVAL** of **PD2004-0006 (Cascade Plaza Retail Expansion)**, subject to the conditions of approval identified in the Conditions of Approval, Attachment G.